



Building Consistency Meeting

Commercial

Date 7/01/2015 Recorder and minutes prepared by: Jay E. Garbus/Lon McSwain

Staff present: On File

Public present:

- 1) Separation of exterior exit stairs – Need to check travel distance and will need to be separated.
- 2) How to measure travel distance – Need to measure with furniture in room.
- 3) How much of an opening is required from a mezzanine to the floor below – There is nothing in the Code but needs to be the width of a stair open 44”.
- 4) Section 805.2 Exception 2 of the 2015 Existing Building Code on rated corridors, and exit separation – Can leave it the way it was and does not create a higher hazard does not need to be rated.

805.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the *work area* in which Level 2 *alterations* are being performed, and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*.

805.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

2. Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the *code official*, **they do not constitute a distinct hazard to life**.
 - 5) Repairs made under Chapter 6 of the 2015 Existing Building Code – Need to back to the way it was built. Cannot make it worse than it was.
- 601.1 Scope.** Repairs as described in Section 502 shall comply with the requirements of this chapter. Repairs to *historic buildings* need only comply with Chapter 12.
- 601.2 Conformance.** The **work shall not make the building less conforming** than it was before the *repair* was undertaken.
- 6) Pool gate hardware when occupant load is over 100 – Need panic bar if they have bar, entertainment and other uses other than pool only.

**WE STRIVE TO PROVIDE EXCELLENT PLAN REVIEW AND INSPECTIONS WITH
OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 07/10/2015